



Catherine E. Pugh  
Mayor

**COMMISSION FOR  
HISTORICAL & ARCHITECTURAL  
PRESERVATION**

*Tom Liebel, Chairman*



Thomas J. Stosur  
Director

**STAFF REPORT**

**August 14 , 2018**

**REQUEST:** Construct new 3 story Semi-detached Single family home

**ADDRESS:** 533 S. Paca Street (Ridgely's Delight)

**RECOMMENDATION:** Approval of the original concept plan, with final drawings to come back to staff, including more articulation of the front façade cornice.

**STAFF:** Walter Edward Leon

**PETITIONER(S):** Kuo Pao Lian

**ARCHITECT:** Kuo Pao Lian

**SITE/HISTORIC DISTRICT**

Site Conditions: The property has been an empty lot since before the time Ridgely's Delight was designated as a CHAP historic district or named to the National Register in 1980 and 1979.

**BACKGROUND**

No review has been done to this empty lot since the creation of the historic district.

**PROPOSAL**

The applicants propose to construct a new single family semi-detached three-story high house. The roof will be flat and have an integrated roof deck. There will be a rear yard with a two car parking pad and a six foot high rear fence. The structure will have brick veneer on the three principal exterior street facing facades.

**APPLICATION OF GUIDELINES**

The staff applied relevant portions of *Chapter 2: Design Guidelines for Additions, New Construction, and Non-Contributing Buildings*

## **2.1 Guiding Principles for New Design**

Identify the character defining features of the surrounding historic buildings and streetscape. Design new buildings to visually relate to the historic environment. Respect the established design precedent in the immediate area.

Contemporary architectural design that reflects its current time, place, use, and culture is accepted, provided the design is compatible with the character of the historic district.

***The applicant has a structure that will reflect contemporary materials with a structure that complements the surrounding properties.***

Radically contrasting building designs are discouraged within local historic districts. New buildings that are similar to existing buildings in materials, form, massing, and architectural features are accepted as long as the new buildings can be distinguished from historic buildings.

***The choice of materials will allow for easy recognition of this structure not being original to the historic district but is designed with fenestration patterns on the front façade that reflect the patterns of the surrounding historic facades.***

## **2.2 Site Design**

Retain established property line patterns, street and alley widths, setbacks, primary and secondary building orientation, and landscape elements.

***The structure covers the full width of the lot and addresses the uneven lot line gap that exists with the current historic structure.***

Incorporate character-defining site design features of the historic district into the designs of new construction projects.

***The design replicates fenestration patterns and opening sizes that are found in the surrounding properties.***

The spaces between buildings help define the historic character of the neighborhood. Design new construction to follow the existing pattern of building widths and spacing between buildings.

***With the exception of the lot line gap, the new structure will follow the width and rhythm of the other homes in the district. The building being proposed has a gap between it and the existing historic structure due to a lot line issue that pre-dates the designation of the historic district.***

Primary buildings should have a similar orientation and relationship to the street as the existing buildings. Primary entrances and facades should be located, oriented, and sequenced to be consistent with the pattern of entrances and facades in the neighborhood.

***The proposal does exactly fit in with the overall pattern of the adjacent historic buildings.***

New construction projects should reinforce existing patterns of open space and enclosure created by existing vehicular and pedestrian circulation routes, fences, walls, yards, courtyards, gardens, and landscaping.

***The new construction will have a rear yard and car parking pad that encompasses the remainder of the lot.***

New construction at corners or abutting public spaces requires special consideration in the design of entrances and multiple, publicly visible facades.

*The side and rear elevations which are visible from the street have more contemporary but even fenestration patterns that break up the solid masonry mass appearance of the structure.*

### **2.3 Scale and Form**

The scale and form of new buildings must be compatible with the height and depth of surrounding buildings. Where there is variation of building height within the immediate neighborhood, the new building should generally relate to the predominant pattern.

*The proposed new structure complements and does not exceed the height, massing and scale of the surrounding historic structures.*

New buildings must complement the massing of surrounding buildings, including the proportion of solid surfaces (walls) to voids (window and door openings.) Respect the characteristic rhythm (fenestration, bays, rooflines, etc.) of existing buildings.

*The design reflects and incorporates the surrounding historic structures massing and fenestration rhythm.*

Design the new building to be proportional to surrounding buildings. Consider important building proportions such as floor-to-floor heights, the size and placement of windows and doors, the scale of articulated elements such as porches, overhanging cornices, and bay windows.

Design rooflines to be compatible with those found on surrounding buildings.

*The flat roof and incorporated roof deck match the surrounding flat rowhouse roof features.*

### **ANALYSIS**

The applicant has designed a structure that is compatible with a simple clean design of fenestration openings and materials that conveys a modern expression of the rowhouse form in all aspects that meet the Guidelines for New Construction.

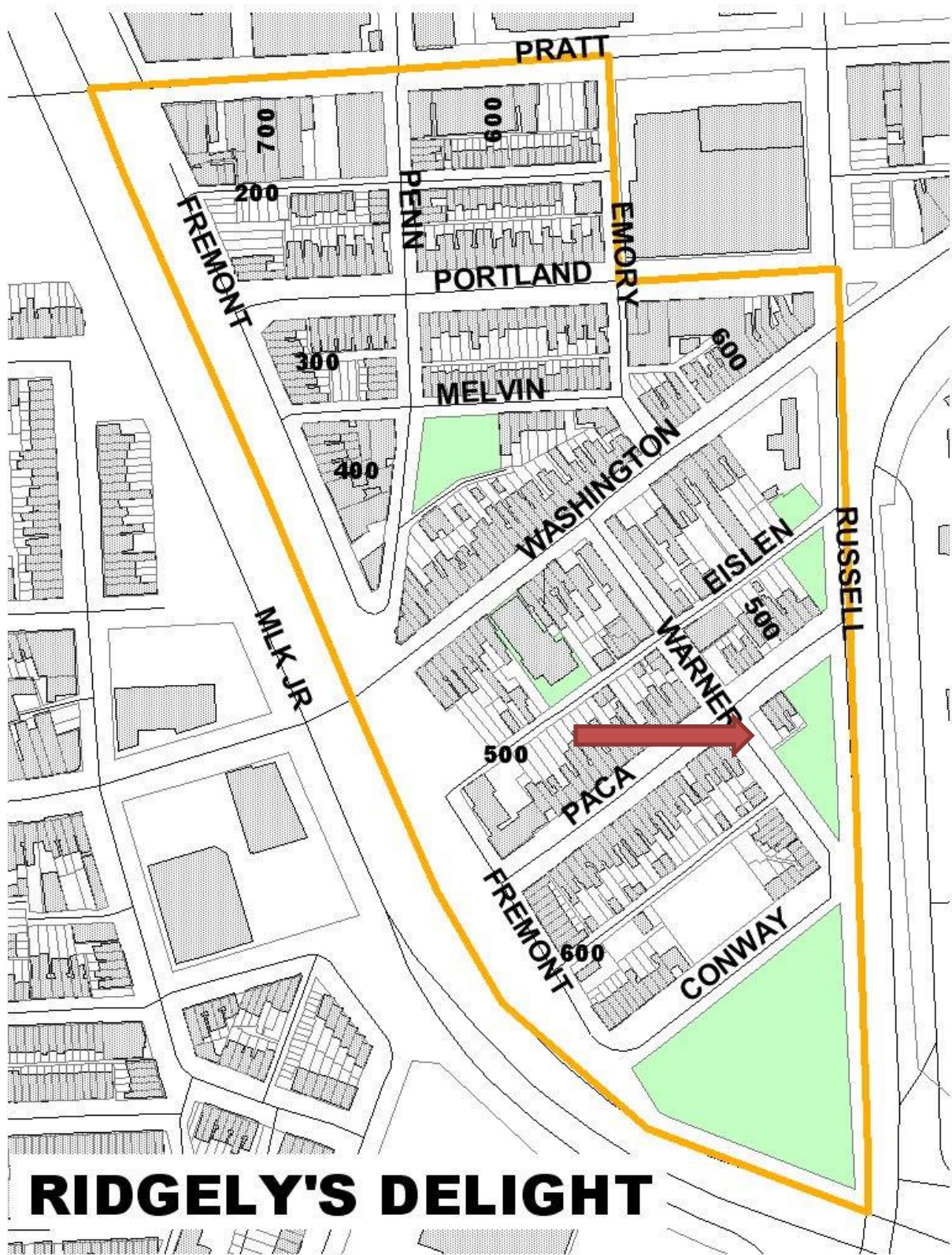
The staff does, however, feel that some articulation in the brick at the cornice level of just the front façade will enhance the final design.

### **NEIGHBORHOOD COMMENTS**

The Ridgley's Delight Architectural Review Committee was informed of the application and provided the comments attached.

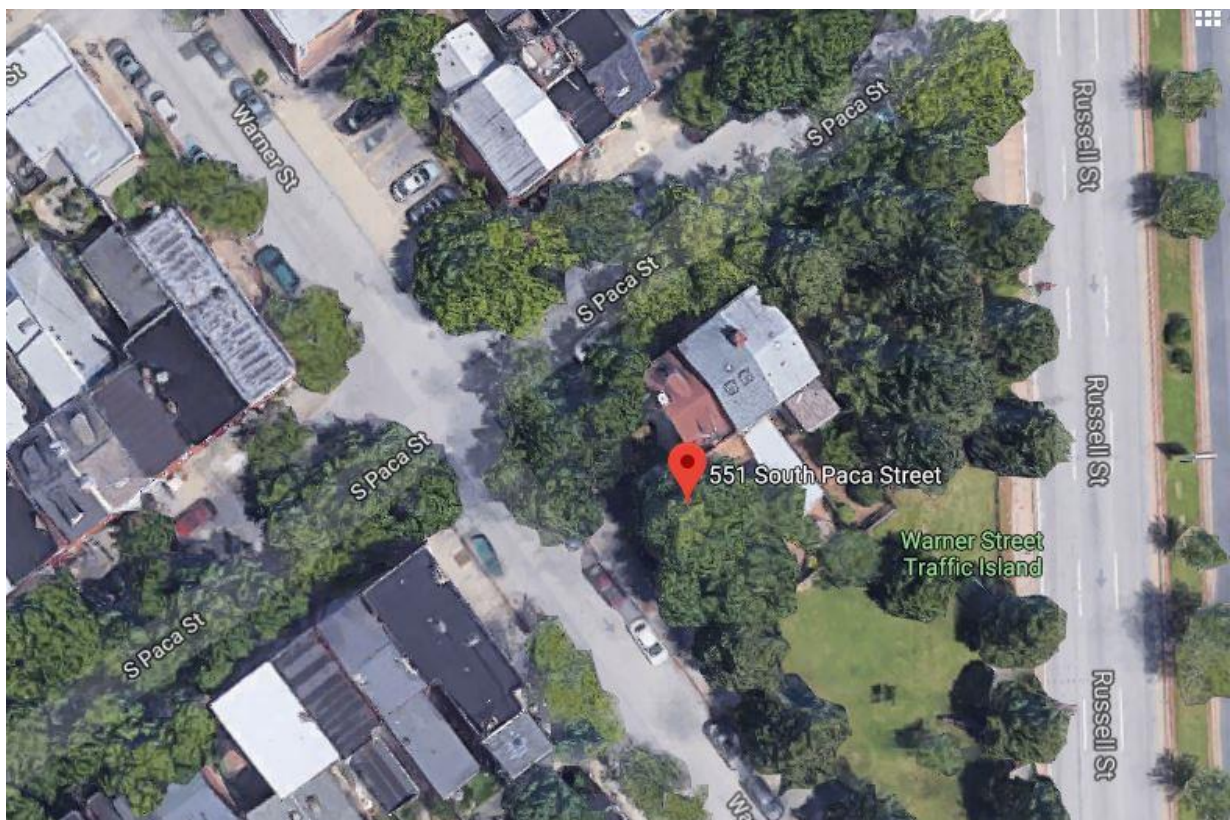
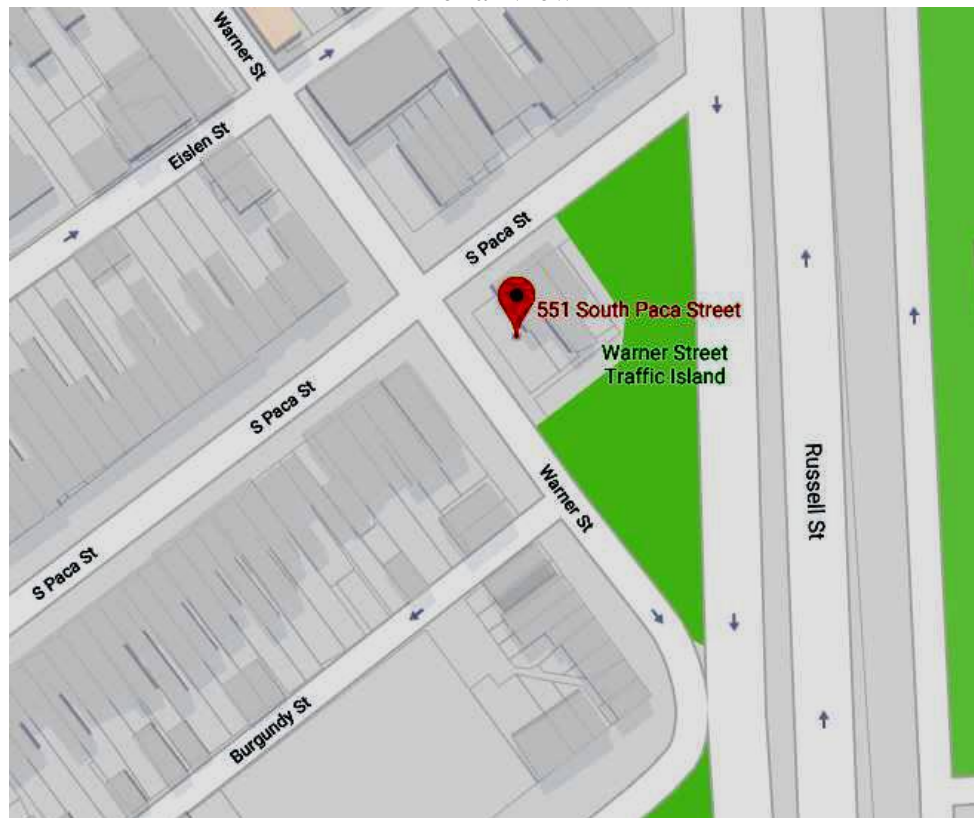
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**Eric L. Holcomb**  
**Executive Director**



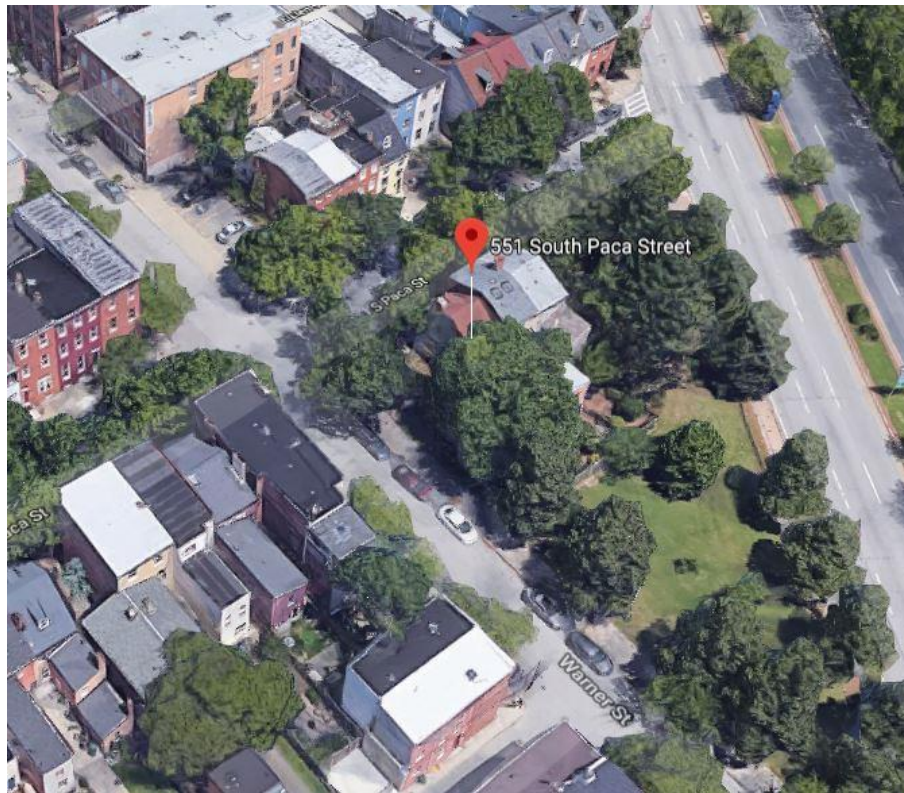


Aerial View





View from the South

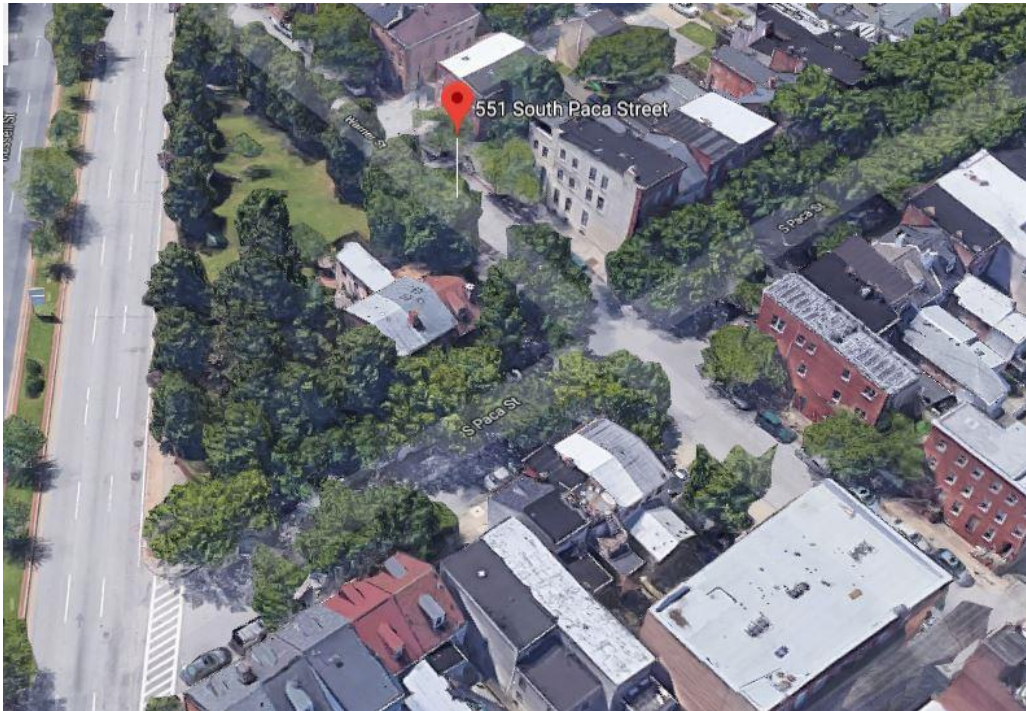


View from the West





View from the North



Front elevation view





Side and rear yard

